

TITLE: [ROOF ASSEMBLY](#)

VERSION: V2.2

DATE PUBLISHED: 06/23/22

DEFINITION: The external upper covering of a house or other building.

PURPOSE: Protect the interior from the exterior elements, as well as collect and redirect the accumulation of precipitation from the roof surface to the ground or drainage system.

COMMON COMPONENTS: Roof covering; Drain; Gutter; Downspout; Flashing; Roof ventilation; Scupper; Eaves; Soffits; Fascia

LOCATION: ☐ Unit None  
☐ Inside None  
☒ Outside On top of building

MORE INFORMATION: None

DEFICIENCY 1: Restricted flow of water from a roof drain, gutter, or downspout.

LOCATION: ☒ Outside

DEFICIENCY 2: Gutter component is damaged, missing, or unfixed.

LOCATION: ☒ Outside

DEFICIENCY 3: Roof surface has standing water.

LOCATION: ☒ Outside

DEFICIENCY 4: Substrate is exposed.

LOCATION: ☒ Outside

DEFICIENCY 5: Roof assembly has a penetrative hole.

LOCATION: ☒ Outside

DEFICIENCY 6: Roof assembly is damaged.

LOCATION: ☒ Outside

DEFICIENCY I — OUTSIDE: RESTRICTED FLOW OF WATER FROM A ROOF DRAIN, GUTTER, OR DOWNSPOUT.

DEFICIENCY CRITERIA: Debris is limiting the ability of water to drain; water may not be present.  
 OR  
 An area of approximately 25 square feet of ponding water is located above the drain.

HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof drain, gutter, or downspout for ponding water.  
 - Look for evidence of clogging (e.g., debris, leaves, or soil).

REQUEST FOR HELP: - None

ACTION: - If visually accessible, inspect the roof drain and gutters.

MORE INFORMATION: - It may not be possible to gain access to the roof in single family units.  
 - Ponding may be hard to determine if it has not been raining; in this situation, the inspector is unable to cite a deficiency.

**DEFICIENCY 2 — OUTSIDE:** GUTTER COMPONENT IS DAMAGED, MISSING, OR UNFIXED.

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<b>DEFICIENCY CRITERIA:</b>	Gutter component is damaged (i.e., visibly defective; impacts functionality). OR Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Gutter component is unfixed.	
<b>HEALTH AND SAFETY DETERMINATION:</b>	Moderate	The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.
<b>CORRECTION TIMEFRAME:</b>	30 days	
<b>HCV PASS / FAIL:</b>	Fail	
<b>HCV CORRECTION TIMEFRAME:</b>	30 days	

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**INSPECTION PROCESS:**

<b>OBSERVATION:</b>	- Look at the gutter system to detect any: <ul style="list-style-type: none"> <li>- Gutter components that are damaged (i.e., visibly defective; impacts functionality).</li> <li>- Gutter components that are missing (i.e., evidence of prior installation, but now not present or is incomplete).</li> <li>- Gutter components that are unfixed (i.e., pulled away from the fascia or roofing structure).</li> </ul>	
<b>REQUEST FOR HELP:</b>	- None	
<b>ACTION:</b>	- None	
<b>MORE INFORMATION:</b>	- Gutters may not be present on all properties.	

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DEFICIENCY 3 — OUTSIDE: ROOF SURFACE HAS STANDING WATER.

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DEFICIENCY CRITERIA: Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

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INSPECTION PROCESS:

- OBSERVATION:      - Look to see if the building has a flat roof; if not, disregard this deficiency.  
                              - Look for ponding water on the roof that isn't located above a drain or scupper.
- REQUEST FOR HELP:      - None
- ACTION:                - Measure the ponding.
- MORE INFORMATION:      - None
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DEFICIENCY 4 — OUTSIDE: SUBSTRATE IS EXPOSED.

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DEFICIENCY CRITERIA: Any amount of substrate is exposed.

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

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INSPECTION PROCESS:

- OBSERVATION: - Look at the roof surface for evidence of exposed substrate (e.g., missing or damaged shingles, tiles, or membrane).
  - REQUEST FOR HELP: - None
  - ACTION: - None
  - MORE INFORMATION: - It may be difficult to determine if there is exposed substrate in single family homes.
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DEFICIENCY 5 — OUTSIDE: [ROOF ASSEMBLY HAS A PENETRATIVE HOLE.](#)

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DEFICIENCY CRITERIA: Penetrative, unintentional hole of any size is found.  
 OR  
 Intentional, penetrative hole of any size is found and is not covered by vents or screens.

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

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INSPECTION PROCESS:

- OBSERVATION: - Look at the roof's soffits, eaves, fascia, and roof deck for holes—both intentional and unintentional—that penetrate completely through the component's material.
- REQUEST FOR HELP: - None
- ACTION: - None
- MORE INFORMATION: - None
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DEFICIENCY 6 — OUTSIDE: ROOF ASSEMBLY IS DAMAGED.

DEFICIENCY CRITERIA: Roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof's perimeter soffits, eaves, fascia, and roof deck for damage.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

## SUMMARY OF CHANGES

**TITLE:** ROOF ASSEMBLY

**VERSION:** V2.2

**DATE PUBLISHED:** 06/23/22

FIELD	CHANGE	VERSION	DATE
----	<b>Abbreviated published version</b>	<b>V2.2</b>	<b>2022-06-23</b>
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 1</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
<b>Deficiency 2</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
<b>Deficiency 3</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
<b>Deficiency 4</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
<b>Deficiency 5</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
<b>Deficiency 6</b>		<b>V2.2</b>	<b>2022-06-23</b>
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
----	<b>Copyedits</b>	<b>V2.1</b>	<b>2021-04-02</b>
<b>Common Components</b>	<b>Copyedits</b>	<b>V2.0</b>	<b>2020-10-28</b>
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		



Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"
Rationale	Copypedits
<b>Deficiency 2</b>	<b>V2.0 2020-10-28</b>
Title	Revised title
Deficiency Criteria	Revised deficiency criteria
Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"
Rationale	Copypedits
<b>Deficiency 3</b>	<b>V2.0 2020-10-28</b>
Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"
Rationale	Copypedits
<b>Deficiency 4</b>	<b>V2.0 2020-10-28</b>
Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"
Rationale	Copypedits
<b>Deficiency 5</b>	<b>V2.0 2020-10-28</b>
Deficiency Criteria	Copypedits
Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"
Rationale	Copypedits
<b>Deficiency 6</b>	<b>V2.0 2020-10-28</b>
Title	Copypedits
Deficiency Criteria	Copypedits
Health and Safety Determination	Added standardized description
HCV Pass / Fail	Field added; response input as "Fail"

Rationale	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 2</b>	<b>Added by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 3</b>	<b>Previously deficiency 2 Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>

Title	Revised title; added inspectable location		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 4</b>	<b>Previously deficiency 3 Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 5</b>	<b>Previously deficiency 4 Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 6</b>	<b>Previously deficiency 5 Separated by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>

Title	Revised title; added inspectable location
Deficiency Criteria	Revised deficiency criteria
Health and Safety Determination	Added standardized description
Correction Timeframe	Field added; response input as "Within 30 days"
HCV — Correction Timeframe	Field added; response input as "Within 30 days"
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Revised request for help, action, and more information
Tools or Equipment	Field added to deficiency; response revised